

FILED

2010 SEP 28 AM 8:20

KAREN A. MADSEN
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

201003555
WASHINGTON COUNTY, STATE OF NEBRASKA
RECORDED September 28, 2010 AT 8:20 A.M.
BOOK 559 PAGE(S) 610-612
Karen A. Madsen
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY
STAMP TAX
Date September 28, 2010
\$ 3069.00 By KAM

Recorded _____
General _____
Numerical ✓✓
Photostat _____
Proofed _____
Scanned _____

AFTER RECORDING, RETURN TO: Erin M. O'Gara, Kutak Rock LLP, 1650 Farnam Street, Omaha, NE 68102
(Space Above this Line for Recording Data)

Blair, Nebraska
Store #4568-00

WARRANTY DEED

HAYDEN PLACE DEVELOPMENT, LLC, a Nebraska limited liability company, and **CEDAR VALLEY PLACE, LLC**, a Nebraska limited liability company (together, "Grantor"), in consideration of One Dollar and other valuable consideration, received from **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust ("Grantee"), convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 760201):

Lot 1, Hayden Place Replat One, Outlot B and Lot 10, Administrative Lot Line Adjustment of Outlot B and Lot 10, Hayden Place Replat One, and Outlot A, Hayden Place First Addition, Replat Two, City of Blair, Washington County, Nebraska

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (a) is lawfully seized of such real property and that it is free from encumbrances, subject only to the matters set forth on Exhibit A attached hereto;
- (b) has legal power and lawful authority to convey the same; and
- (c) warrants and will defend the title to the real estate against the lawful claims of all persons.

[Remainder of page intentionally left blank. Signature page follows.]

Return to:

Nebraska Land Title & Abstract
PO Box 6577
Lincoln NE 68506

Executed this 24 day of Sept, 2010.

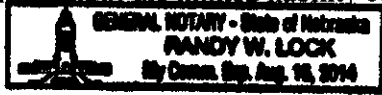
GRANTOR:

HAYDEN PLACE DEVELOPMENT, LLC, a Nebraska limited liability company

Mary Berg
Mary Berg, Managing Member

STATE OF NEBRASKA)
COUNTY OF Washington) ss.

The foregoing Warranty Deed was acknowledged before me on the 17th day of September, 2010 by Mary Berg, Managing Member of Hayden Place Development, LLC, a Nebraska limited liability company, on behalf of the limited liability company.



Randy W. Lock
Notary Public

My Commission Expires:
8-16-2014

CEDAR VALLEY PLACE, LLC, a Nebraska limited liability company

By: Mary Berg
Name: Mary Berg
Its: Managing member

STATE OF NEBRASKA)
COUNTY OF Washington) ss.

The foregoing Warranty Deed was acknowledged before me on the 17th day of September, 2010 by Mary Berg, the Managing Member of Cedar Valley Place, LLC, a Nebraska limited liability company, on behalf of the limited liability company.



Randy W. Lock
Notary Public

My Commission Expires:
8-16-2014

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes for the year 2010 and thereafter, a lien not yet due and payable.
2. Easement granted to Huntel Systems, Inc. of Blair, NE filed May 5, 2004 in Book 436, Page 532 in the office of the Register of Deeds of Washington County, Nebraska.
3. Easements as contained in the Plat and Dedication filed July 13, 2007 in Book 2, Page 1358 in the office of the Register of Deeds of Washington County, Nebraska.
4. Easements as contained in the Plat and Dedication filed July 10, 2008 in Book 2, Page 1418 in the office of the Register of Deeds of Washington County, Nebraska.
5. Terms and provisions of Ordinance No. 2022 establishing Comprehensive Zoning Regulations, dated March 8, 2005 and filed in the office of the City Clerk of Blair, NE.
6. Terms and provisions of the Plat and Dedication filed May 19, 2010 in Book 2, Page 1465 in the office of the Register of Deeds of Washington County, Nebraska.
7. Terms and provisions of Ordinance No. 2119, annexing and extending the corporate limits of the City of Blair, Nebraska, filed October 5, 2007 as Instrument Number in Book 516, Page 974 in the office of the Register of Deeds of Washington County, Nebraska.
8. Terms and provisions of Administrative Lot Line Adjustment of Outlot B and Lot 10, Hayden Place Replat One filed August 17, 2010 in Book 557, Page 794 in the office of the Register of Deeds of Washington County, Nebraska, Affidavit of Surveyor correcting scrivener's errors, filed September 8, 2010 as Instrument Number 201003227 in the office of the Register of Deeds of Washington County, Nebraska.
9. Terms and provisions of Storm Sewer Easement executed by Hayden Place Development, LLC to the City of Blair, Nebraska filed September 13, 2010 in Book 558, Page 838 in the office of the Register of Deeds of Washington County, Nebraska.